

MEMORANDUM

Agenda Item No. 6(D)

TO: Hon. Chairperson and Members
Board of County Commissioners

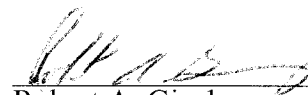
(Second Reading 6-3-03)

DATE: April 8, 2003

FROM: Robert A. Ginsburg
County Attorney

SUBJECT: Ordinance relating to Office
Park District (OPD) zoning
district

The accompanying ordinance was prepared and placed on the agenda at the request of Commissioner Jose "Pepe" Diaz.



Robert A. Ginsburg
County Attorney

RAG/bw



MEMORANDUM

TO: Honorable Chairperson and Members
Board of County Commissioners

DATE: June 3, 2003

SUBJECT: Ordinance pertaining to Office
Park District (OPD) zoning
district

FROM: Steve Shiver
County Manager

A handwritten signature in black ink, appearing to read "Steve Shiver", is written over the printed name of the County Manager.

This proposed ordinance pertaining to the Office Park District (OPD) zoning district will have no fiscal impact on Miami-Dade County.



MEMORANDUM

(Revised)

TO: Honorable Chairperson and Members
Board of County Commissioners

DATE: June 3, 2003

FROM: Robert A. Ginsburg
County Attorney

SUBJECT: Agenda Item No. 6(D)

Please note any items checked.

- ☐ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ Housekeeping item (no policy decision required)
- ☐ No committee review

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 6(D)
6-3-03

ORDINANCE NO. _____

ORDINANCE PERTAINING TO OFFICE PARK
DISTRICT (OPD) ZONING DISTRICT, MODIFYING
LANDSCAPED OPEN SPACE REQUIREMENTS;
PROVIDING SEVERABILITY, INCLUSION IN THE
CODE, AND AN EFFECTIVE DATE

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
MIAMI-DADE COUNTY, FLORIDA:**

Section 1. Section 33-284.35 of the Code of Miami-Dade County, Florida is hereby
amended as follows:¹

Sec. 33-284.5 Landscaped open space in the OPD District

(A) (*Landscaped open space*). Landscaped open space >>, unencumbered with any structure or off-street parking, ingress or egress drives or private drives,<< shall be provided in accordance with the requirements herein established. Areas to be credited toward the landscaped open space requirements are categorized as follows:

- (1) ~~[[Landscape areas]]~~ >>Not less than eighty (80) percent of the required landscaped open space shall be provided<< at ground level, >>outside of any structure and such area shall be << well maintained with grass, trees and shrubbery, >>and may include water bodies which are completely enclosed within the office park development, provided, however, that such water areas shall not exceed fifty (50) percent of the required landscaped open space. Entrance features, passive recreational uses, pedestrian walks, permanent outdoor art displays, sitting areas and putting greens may also be included in the required landscaped open space.<< ~~[[unencumbered with any structure or off-street parking, or private drives and water bodies which are completely enclosed within the office park development.]]~~

¹ Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged

~~[[(2) All of the following uses when located at ground levels:~~

- ~~(a) Entrance features;~~
- ~~(b) Passive recreational uses;~~
- ~~(c) Pedestrian walks;~~
- ~~(d) Permanent outdoor art displays;~~
- ~~(e) Sitting areas;~~
- ~~(f) Putting greens.]]~~

~~[[(3)]>> (2) << Specific areas within the enclosed or non enclosed malls which are landscaped with grass, trees and/or shrubbery, water areas therein, and areas therein with permanent art displays.~~

~~[[(4)]>> (3) << [[Category (1) and (2) areas on roof decks and other above-grade surfaces. These areas shall be provided and maintained for the common benefit of all occupants of the building.]] >> Roof decks and other above-grade surfaces. <<~~

~~[[The minimum landscaped open space for a one-story building shall be 40 percent of the total lot area. The minimum landscaped open space shall be increased by three percent for each additional story or any part thereof, based on the tallest structure on the property. Each parking level within the structure shall be calculated as one story. The following are the minimum and maximum amounts for each of the above categories of landscaped open space:~~

Subparagraph	Minimum (percent)	Maximum (percent)
(A) (1)	80	None
(A) (2)	None	20
(A) (3)	None	10
(A) (4)	None	10]]

~~>> The minimum landscaped open space shall be in accordance with the following:~~

<u>Net Acreage</u>	<u>Minimum Percentage</u>
<u>Up to 10.0</u>	<u>25%</u>
<u>10.1 to 20.0</u>	<u>30%</u>
<u>20.1 to 30.0</u>	<u>35%</u>
<u>Above 30</u>	<u>40%</u>

The minimum landscaped open space shall be increased by three (3) percent for each additional story or part thereof above two (2) stories, based on the tallest structure on the property. Each parking level within the structure shall be calculated as one story.<<

*

*

*

Section 2. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 3. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code of Miami-Dade County, Florida. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

Section 4. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

Approved by County Attorney as
to form and legal sufficiency:

Prepared by:

John McInnis

Sponsored by Commissioner Jose "Pepe" Diaz

 RAC
 JM

6